

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

February 17, 2004

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, February 17, 2004, at 8:30 a.m. at the National Teachers Academy, 55 West Cermak, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Absent: Mamie Bone

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Mr. Peterson's report focused on the urgency of ensuring that goals in the Plan For Transformation are achieved. Mr. Peterson then highlighted the many mixed-finance projects underway, new construction planned and funding for the many social services and relocation programs planned under the Plan.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolution discussed in Executive Session.

A Motion to approve Executive Session Item 1 was presented by Commissioner Gates.

(Executive Session Item 1)

RESOLUTION NO. 2004-CHA-15

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 3, 2003, requesting that the Board of Commissioners approves the Personnel Action Reports for January 2004.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Action Reports for January 2004.

The Motion to adopt the Resolution for Executive Session Item 1 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Martin Nesbitt, Chairperson of the Finance & Audit Committee, then presented his monthly report. Per Commissioner Nesbitt, the Finance & Audit Committee meeting was held on Wednesday, February 11, 2004, at 1:00 p.m. and the Chief Financial Officer and his staff presented the Committee with the Treasury report as of January 31, 2004 and a report on Cash Flow Forecast for Fiscal Year 2004.

Commissioner Nesbitt then introduced an Omnibus Motion for adoption of the resolutions for Items A1 and A2, discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

In anticipation of issuing bonds to finance the cost of rehabilitating, redeveloping, demolishing and/or improving public housing units, the Authority requested proposals from firms wishing to serve as Issuer's Counsel for its financing program for the next two years. The Authority's Capital Improvement Plan may involve the sale of between \$50 million and \$150 million of Multifamily Revenue or Governmental Purpose Bonds over the next several years. Of the eleven proposals received and evaluated on the bases of a pre-defined set of evaluation criteria, the evaluation committee found Kutak Rock to have submitted the most responsive proposal. Accordingly, the resolution of Item A1 approves award of contract to Kutak Rock.

RESOLUTION NO. 2004-CHA- 16

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2004 entitled "Approval of Kutak Rock to Serve as Issuer's Counsel"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, It is recommended that the Board of Commissioners approves the attached Resolution authorizing Kutak Rock LLP to serve as the Authority's Issuer's Counsel pursuant to Request for Proposal #01262. As the Issuer's Counsel, and on the direction of the Chief Executive Officer or the Chief Financial Officer, Kutak Rock would assist the Authority on all bond transactions, as well as on special projects that arise on a case-by-case basis over the next two-year period.

(Item A2)

In anticipation of issuing bonds to finance the cost of rehabilitating, redeveloping, demolishing and/or improving public housing units, the Authority issued a Request for Qualification to procure a pre-qualified pool of law firms to serve as Bond Counsel for the next two years. Of the fourteen responses received and evaluated on the basis of a pre-defined set of evaluation criteria, the evaluation committee recommended the following five firms: Chapman & Cutler, Golen & Associates, Hawkins Delafield & Wood, Holland & Knight and Mayer Brown Rowe and Maw. While Kutak Rock was found to have submitted the most responsive qualifications, Kutak is ineligible to serve in the pool because they were chosen to serve as the Authority’s Issuer’s Counsel. All of the firms selected for the pool have extensive experience providing counsel on housing finance transactions, and three of the selected five firms in the pool have served or are currently serving the Authority in the capacity of Bond Counsel. Accordingly, the resolution of Item A2 approves award of contract to the above stated firms.

RESOLUTION NO. 2004-CHA- 17

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2004, entitled “Approval of Pre-Qualification of Bond Counsel.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the pre-qualification of the following firms to provide bond counsel services as designated below:

BOND COUNSEL PRE-QUALIFIED POOL
Chapman & Cutler Golden & Associates* Hawkins Delafield & Wood Holland & Knight Mayer Brown Rowe & Maw
<i>* Denotes an MBE/WBE Firm</i>

The Omnibus Motion to adopt the resolutions for Items A1 and A2 was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facilities Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facilities Committee met on Wednesday, February 11, 2004 at 1:30 p.m.

Commissioner Gates then introduced an Omnibus Motion for adoption of the resolutions for Items B1 and B2, discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

The CHA must be able to quickly respond to environmental issues and code violations relating to environmental hazards. Therefore, as part of its Capital Funds Program, requires the services of environmental consultants to properly address various environmental and industrial issues as they are brought to the CHA's attention. In October 2003, a Request for Proposal was advertised for professional environmental consulting and testing services. Of the twelve proposals received, two firms, EDI and GSG were found to be in the competitive range. Contracts with both firms are needed to allow the CHA the flexibility to seek services of an alternate firm, if the firm initially contacted is unable to promptly respond to a CHA work order and/or handle all of the required work within the necessary framework. Accordingly, the resolution for Item B1 approves award of contract to EDI and GSG.

RESOLUTION NO. 2004-CHA-18

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 3, 2004, entitled, "Authorization to Enter into Contracts with Environmental Design International, Inc., and GSG Environmental, Inc. for Authority-Wide Professional Environmental Testing & Consulting Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into two, 2-year firm fixed rate contracts for the provision of authority-wide environmental testing and consulting services with Environmental Design International, Inc. in an amount not-to-exceed \$1,500,000.00, and with GSG Environmental, Inc. in an amount not-to-exceed \$500,000.00 for an aggregate total amount not-to-exceed \$2,000,000.00.

(Item B2)

As part of the Capital Improvement Program, the CHA uses the services of Owner's Representatives to oversee the rehabilitation of senior and family housing units. The Owner's Representatives represent the CHA at construction sites and manages the activities of the architect and the general contractor from design period through end of construction. In October 2003 a Request for Proposal was advertised, for Owner's Representative services. Of the nine proposals received, the resolution for Item B2 approves award of contract to the following firms: ERM, URS Corporation, DSR, Inc., Tishman Construction Corporation and Bovis Lend Lease.

RESOLUTION NO. 2004-CHA -19

WHEREAS, the Board of Commissioners has reviewed Board Letter dated February 10, 2004, entitled "Authorization to Enter into Contracts with ERM, URS Corporations, DSR, INC., Tishman Construction Corporations of Illinois, and Bovis Lend Lease, Inc. for Owner's Representative Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts with ERM in the amount of \$2,612,500.00, URS Corporation in the amount of \$1,478,569.00, DSR, Inc. in the amount of \$519,000.00, Tishman Construction Corporation of Illinois in the amount of \$442,900.00, and Bovis Lend Lease, Inc. in the amount of \$369,644.00 for owner's representative services. The contracts shall take effect on the dates of the individual Notices to Proceed, and shall continue until the completion of the closeout of the assigned projects for which each Owner's Representative is providing services under its respective contract.

The Omnibus Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Sandra Young
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records